174.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,000 / 772,000
					USE VALUE:	772,000 / 772,000
					ASSESSED:	772,000 / 772,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		WOODBURY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	XIONG XIAOLU
Owner 2:	ZHOU QIAO
Owner 3:	
Street 1:	38 WOODBURY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WOODBURY AND NEWMAN LLC -
Owner 2:	-
Street 1:	19 BELLFLOWER ST
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains 3,972 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1950, having primarily Copm. Clap Exterior and 2585 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3972.000	394,600		377,400	772,000
Total Card	0.091	394,600		377,400	772,000
Total Parcel	0.091	394,600		377,400	772,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 298.67 | /Parcel: 298.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 115949

GIS Ref

GIS Ref

Insp Date 10/06/18

PREVIOUS ASSESSMENT

Parcel ID 174.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	394,700	0	3,972.	377,400	772,100	772,100	Year End Roll	12/18/2019
2019	104	FV	371,800	0	3,972.	372,000	743,800	743,800	Year End Roll	1/3/2019
2018	104	FV	371,800	0	3,972.	285,800	657,600	657,600	Year End Roll	12/20/2017
2017	104	FV	349,700	0	3,972.	269,600	619,300	619,300	Year End Roll	1/3/2017
2016	104	FV	349,700	0	3,972.	248,000	597,700	597,700	Year End	1/4/2016
2015	104	FV	294,400	0	3,972.	231,800	526,200	526,200	Year End Roll	12/11/2014
2014	104	FV	294,400	0	3,972.	213,500	507,900	507,900	Year End Roll	12/16/2013
2013	104	FV	305,500	0	3,972.	213,500	519,000	519,000		12/13/2012

!13516!

PRINT

Date	Time
12/11/20	03:27:28

LAST REV

Date	Time
09/26/19	12:19:26

apro

PAT ACCT. 13516

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOODBURY AND NE	69617-55		7/17/2017		737,400	No	No		
COPITHORNE WILL	53514-509		9/9/2009		550,000	No	No		
	15123-488		7/1/1983		74,000	No	No		Y

USER DEFINED

Prior Id # 1:	115949
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/18/2019	72	Solar Pa	12,958	C				
8/30/2017	1109	Re-Roof	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
10/22/2008	Meas/Inspect	189	PATRIOT
12/17/1999	Mailer Sent		
12/15/1999	Measured	163	PATRIOT
1/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3972		Sq. Ft.	Site		0	70.	1.36	6									377,411						377,400	

Total AC/HA: 0.09118 | Total SF/SM: 3972 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 377,411 | Spl Credit | Total: 377,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.24523807
Const Adj.:	0.97990203
Adj $ / SQ:	195.234
Other Features:	129500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	571921
Depreciation:	177296
Depreciated Total:	394626

COMMENTS

OF = XTRA SHOWER IN BATH.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB 1

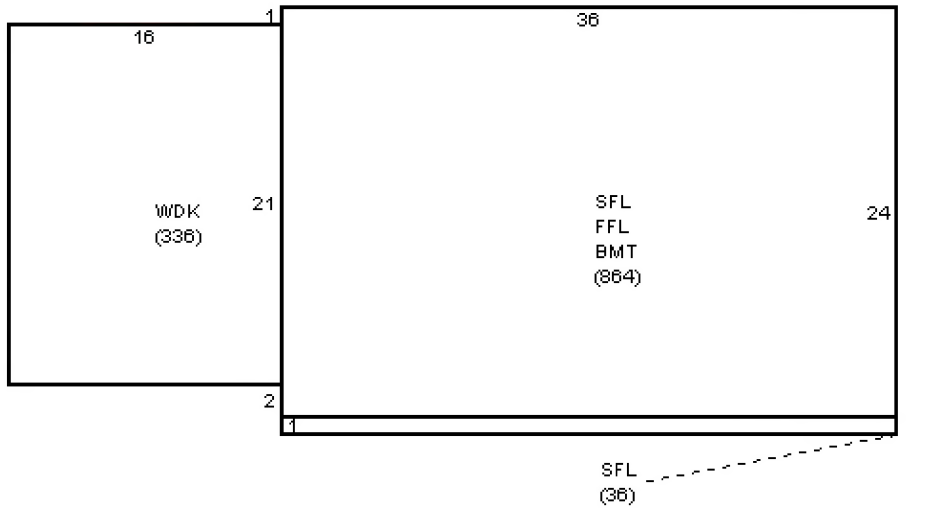
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	3	1	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	195.23
Special Features:	0	Val/Su Net:	133.13
Final Total:	394600	Val/Su SzAd	223.70

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	900	195.230	175,710
BMT	Basement	864	110.040	95,073
FFL	First Floor	864	195.230	168,682
WDK	Deck	336	8.800	2,955

Net Sketched Area: 2,964 | Total: 442,420

Size Ad 1764 | Gross Are 2964 | FinArea 2585

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	APT	95	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: